184.0	0005	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,429,300	/	1,429,300
USE VALUE:	1,429,300	/	1,429,300
ASSESSED:	1,429,300	/	1,429,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		CAMPBELL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JASPAN BARRY R
Owner 2:	ROE HEATHER S
Owner 3:	
Street 1:	11 CAMPBELL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NORTHEAST PROPERTIES & DEVELP -
Owner 2:	-
Street 1:	637 BOSTON AVE
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains 6,357 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Clapboard Exterior and 5030 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6357.000	1,000,500	1,300	427,500	1,429,300
Total Card	0.146	1,000,500	1,300	427,500	1,429,300
Total Parcel	0.146	1,000,500	1,300	427,500	1,429,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 284.18 | /Parcel: 284.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 123725
GIS Ref:
GIS Ref:
Insp Date: 07/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 184.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	994,700	1300	6,357.	427,500	1,423,500	1,423,500	Year End Roll	12/18/2019
2019	101	FV	839,200	1300	6,357.	427,500	1,268,000	1,268,000	Year End Roll	1/3/2019
2018	101	FV	355,400	0	6,357.	360,300	715,700	715,700	Year End Roll	12/20/2017
2017	101	FV	192,100	0	6,357.	329,800	521,900	521,900	Year End Roll	1/3/2017
2016	101	FV	192,100	0	6,357.	280,900	473,000	473,000	Year End	1/4/2016
2015	101	FV	180,100	0	6,357.	244,300	424,400	424,400	Year End Roll	12/11/2014
2014	101	FV	180,100	0	6,357.	226,000	406,100	406,100	Year End Roll	12/16/2013
2013	101	FV	180,100	0	6,357.	215,000	395,100	395,100		12/13/2012

!14302!

PRINT

Date	Time
12/11/20	04:09:55

LAST REV

Date	Time
11/01/18	17:04:27

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14302

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORTHEAST PROPE	70241-28		11/15/2017		1,340,000	No	No		
OBRIEN ARTHUR R	67666-530		7/22/2016	Change>Sale	475,000	No	No		
O`BRIEN ARTHUR	26036-283		2/8/1996		1	No	No		F

USER DEFINED

Prior Id # 1:	123725
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2018	476	Solar Pa	36,566	C				
12/13/2016	1531	New Buil	282,700	O				
9/30/2016	1196	Demoliti	10,000	O				Demo house

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	MEAS&NOTICE	BS	Barbara S
3/28/2018	SQ Returned	EMK	Ellen K
2/7/2018	SQ Returned	EMK	Ellen K
6/14/2017	Permit Visit	DGM	D Mann
3/10/2017	SQ Returned	EMK	Ellen K
12/1/2008	Meas/Inspect	372	PATRIOT
12/29/1999	Meas/Inspect	263	PATRIOT
7/22/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6357		Sq. Ft.	Site		0	70.	0.96	7									427,497						427,500	

Total AC/HA: 0.14594 | Total SF/SM: 6357 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 427,497 | Spl Credit | Total: 427,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.91761816
Const Adj.:	1.34986496
Adj $ / SQ:	154.833
Other Features:	111762
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1012613
Depreciation:	12151
Depreciated Total:	1000461

COMMENTS

OF=BMT SINK / WIP RE-CHK 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

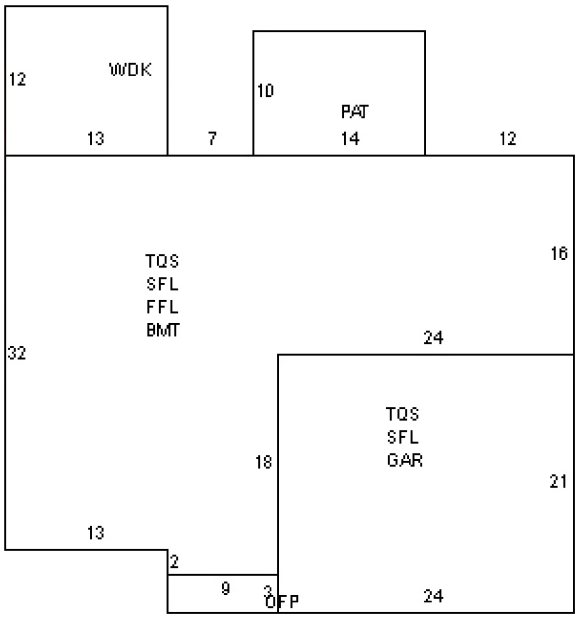
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	187.35
Special Features:	0	Val/Su Net:	170.82
Final Total:	1000500	Val/Su SzAd	255.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,610	154.830	249,280
TQS	3/4 Story	1,208	154.830	186,960
BMT	Basement	1,106	89.420	98,894
FFL	First Floor	1,106	154.830	171,245
GAR	Garage	504	26.940	13,580
WDK	Deck	156	16.750	2,613
PAT	Patio	140	6.650	931
OFP	Open Porch	27	59.390	1,604
	Net Sketched Area:	5,857	Total:	725,107
Size Ad	3923.5	Gross Are	6259	FinArea 5030

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X21	G	GD	2017	4.30	T	3.8	101			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300